



City of Santa Barbara

ZONING INFORMATION

C-2 & C-M ZONES

(S.B.M.C. §28.66 AND §28.69 EXCERPT)

Please note that the following is a short summary of some basic zoning information for development in this zone. When developing your proposal, **ALWAYS** refer to the actual Zoning Ordinance for the most complete and detailed information. If there are any discrepancies between the information provided in this handout and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail. This handout is not designed to preclude the use of the Zoning Ordinance. As a rule of thumb we recommend that the following sections in the Zoning Ordinance also be reviewed carefully for additional information: Definitions (S.B.M.C. §28.04), General Provisions (S.B.M.C. §28.87), and the Automobile Parking Requirements (S.B.M.C. §28.90). Additionally, the history of the property needs to be researched; this includes reviewing the archive plans, and street files and planning files.

| STANDARD | REQUIREMENT |
|------------------------------|---|
| Maximum Height Limit | 4 stories not to exceed 60 feet. The maximum height limit for buildings on properties adjacent to residential zones is the maximum height allowed by the most restrictive adjacent residential zone for that portion of the building that is constructed within either: 1) 30 feet from the property line; or 2) ½ the height of the proposed structure, whichever is less. |
| Front Yard Setback | None, except buildings used exclusively for residential purposes shall comply with the provisions of the R-3/R-4 Zones. |
| Interior Yard Setback | None, except properties that abut residentially zoned lots have special setback requirements. See the Zoning Ordinance for details. |

| STANDARD | REQUIREMENT | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|---|---------------------|-----------------------------|---------------------|--------------------|-----------------|----------------------------------|----------|----------------------------------|-------------------|----------------------------------|-------------------|-----------------------------|--|-------------------------------|----------|------------------------------|--|------------|----------|------------------|
| Outdoor Living Space | <p>Nonresidential Uses: None required.</p> <p>Residential Uses: Can be provided as Private or Common:</p> <p>1) Private:</p> <table><tr><td>a)</td><td>Unit Size</td><td>Ground Floor</td><td>Upper Floor</td></tr><tr><td></td><td>Studio</td><td>100 s.f.</td><td>60 s.f. per unit</td></tr><tr><td></td><td>1-bedroom:</td><td>120 s.f.</td><td>72 s.f. per unit</td></tr><tr><td></td><td>2-bedroom:</td><td>140 s.f.</td><td>84 s.f. per unit</td></tr><tr><td></td><td>3-bedroom:</td><td>160 s.f.</td><td>96 s.f. per unit</td></tr></table> <p>b) Min. dimension 10 feet 6 feet</p> <p>c) Additionally, 10% of the lot (excluding required setbacks) must be open space. See the Zoning Ordinance for more details.</p> <p>2) Common:</p> <p>a) Must contain at least 15% of the total lot area.</p> <p>b) At least one open yard area shall have 20 foot minimum dimension, measured horizontally from the boundary of the yard.</p> <p>c) May include side and rear yard setbacks, but not the front yard setback.</p> <p>3) See the Zoning Ordinance for more details.</p> | a) | Unit Size | Ground Floor | Upper Floor | | Studio | 100 s.f. | 60 s.f. per unit | | 1-bedroom: | 120 s.f. | 72 s.f. per unit | | 2-bedroom: | 140 s.f. | 84 s.f. per unit | | 3-bedroom: | 160 s.f. | 96 s.f. per unit |
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| | 3-bedroom: | 160 s.f. | 96 s.f. per unit | | | | | | | | | | | | | | | | | | |
| Distance Between Main Buildings | <p>Nonresidential Uses: None</p> <p>Residential Uses:</p> <p>One story building to one story building: 10 feet</p> <p>One story building to multi-story building: 15 feet</p> <p>Multi-story building to multi-story building: 15 feet</p> | | | | | | | | | | | | | | | | | | | | |
| Lot Area and Street Frontage | None, except all buildings or portions thereof used exclusively for dwelling purses shall comply with the provisions of the R-3/R-4 Zone. | | | | | | | | | | | | | | | | | | | | |
| Off-street Parking Spaces | <p>Nonresidential: See the Parking Ordinance</p> <p>Residential:</p> <table><tr><td></td><td># of spaces required</td></tr><tr><td>One house</td><td>2 covered</td></tr><tr><td>Multiple houses</td><td>1 covered & 1 uncovered per unit</td></tr><tr><td>Duplex</td><td>1 covered & 1 uncovered per unit</td></tr><tr><td>Multiple Duplexes</td><td>1 covered & 1 uncovered per unit</td></tr><tr><td>3+ Attached Units</td><td>Studios: 1¼ spaces per unit</td></tr><tr><td></td><td>1-bedroom: 1½ spaces per unit</td></tr><tr><td></td><td>2+bedroom: 2 spaces per unit</td></tr></table> <p>Covered parking spaces can be provided in either a garage</p> | | # of spaces required | One house | 2 covered | Multiple houses | 1 covered & 1 uncovered per unit | Duplex | 1 covered & 1 uncovered per unit | Multiple Duplexes | 1 covered & 1 uncovered per unit | 3+ Attached Units | Studios: 1¼ spaces per unit | | 1-bedroom: 1½ spaces per unit | | 2+bedroom: 2 spaces per unit | | | | |
| | # of spaces required | | | | | | | | | | | | | | | | | | | | |
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| 3+ Attached Units | Studios: 1¼ spaces per unit | | | | | | | | | | | | | | | | | | | | |
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Zoning Information - C-2 & C-M Zones (S.B.M.C. §28.66 and §28.69 Excerpt)

| STANDARD | REQUIREMENT | | | | | | | | | | | | | | | | |
|--|--|--------------|--------|------------------------|---------|--------------------------|---------|--------------|---------------------|---------------------|------------------------------|------------|------------------------------|------------|------------------------------|------------|------------------------------|
| | <p>or carport.</p> <p>If 6 or more units are proposed, guest parking spaces are required: 1 space per 4 units.</p> | | | | | | | | | | | | | | | | |
| <p>Lot Area for New Units (choose either one of the methods shown to calculate allowed residential density)</p> | <p>Normal Density Method:</p> <table border="0"> <tr> <td>0-4,999 s.f.</td> <td>1 unit</td> </tr> <tr> <td>5,000s.f. – 6,999 s.f.</td> <td>2 units</td> </tr> <tr> <td>7,000 s.f. – 13,999 s.f.</td> <td>3 units</td> </tr> <tr> <td>14,000+ s.f.</td> <td>3,500 s.f. per unit</td> </tr> </table> <p>Variable Density Method:</p> <p>5,000 s.f. or less 2 units allowed with Variable Density</p> <table border="0"> <tr> <td>5,000+ s.f. Studios</td> <td>1,600 s.f. lot area per unit</td> </tr> <tr> <td>1-bedroom:</td> <td>1,840 s.f. lot area per unit</td> </tr> <tr> <td>2-bedroom:</td> <td>2,320 s.f. lot area per unit</td> </tr> <tr> <td>3+bedroom:</td> <td>2,800 s.f. lot area per unit</td> </tr> </table> | 0-4,999 s.f. | 1 unit | 5,000s.f. – 6,999 s.f. | 2 units | 7,000 s.f. – 13,999 s.f. | 3 units | 14,000+ s.f. | 3,500 s.f. per unit | 5,000+ s.f. Studios | 1,600 s.f. lot area per unit | 1-bedroom: | 1,840 s.f. lot area per unit | 2-bedroom: | 2,320 s.f. lot area per unit | 3+bedroom: | 2,800 s.f. lot area per unit |
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| 3+bedroom: | 2,800 s.f. lot area per unit | | | | | | | | | | | | | | | | |
| <p>Minimum Residential Unit Size</p> | <p>400 square feet</p> | | | | | | | | | | | | | | | | |
| <p>Solar Access Ordinance Applies?</p> | <p>No</p> | | | | | | | | | | | | | | | | |

The Fine Print: This sheet summarizes information that is contained in the Zoning Ordinance, and is provided for reference only. If there are any discrepancies between the information provided in this sheet and the Zoning Ordinance, the language in the Zoning Ordinance shall prevail.

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Revised May 10, 2004